

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

207/94 RIVER ESPLANE DOCKLANDS VIC 3008

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$900,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,250

Property type

Unit

Suburb

Docklands

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

304/84 RIVER ESPLANE DOCKLANDS VIC 3008	\$975,000	16-Jun-24
12/9 WATERSIDE PLACE DOCKLANDS VIC 3008	\$915,000	06-Aug-24
1204/9 WATERSIDE PLACE DOCKLANDS VIC 3008	\$915,000	06-Aug-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 26 October 2024



304/84 RIVER ESPLANADE DOCKLANDS VIC 3008

2 2 2

Sold Price **\$975,000** Sold Date **16-Jun-24**

Distance **0.1km**

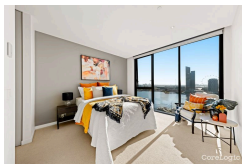


12/9 WATERSIDE PLACE DOCKLANDS VIC 3008

2 2 2

Sold Price ^{RS} **\$915,000** ^{UN} Sold Date **06-Aug-24**

Distance **0.55km**



1204/9 WATERSIDE PLACE DOCKLANDS VIC 3008

2 2 2

Sold Price **\$915,000** Sold Date **06-Aug-24**

Distance **0.55km**



2203/50 LORIMER STREET DOCKLANDS VIC 3008

2 2 2

Sold Price **\$1,000,000** Sold Date **09-Aug-24**

Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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